

200 Broadway, Cambridge, MA
Garment District Buildings (formerly the Lysander Kemp & Sons Soapworks)
Landmark Designation Study Report

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Cambridge Historical Commission
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Executive Summary

The property at 200 Broadway is a direct link to a significant era of manufacturing in the City of Cambridge. Constructed in 1893 from the shell of the original mid-19th century building that was severely destroyed by fire in the same year, it is the only remaining known structure in Cambridge associated with soap manufacturing, formerly one of the City's largest industries. It is also significant for its design and method of construction associated with heavy manufacturing. For these reasons, the building meets criteria (1) and (2) of the Chapter 2.78, Article III of the Cambridge City Code and will be considered for designation recommendation by the Cambridge Historical Commission at a public hearing on Thursday, September 7, 2006

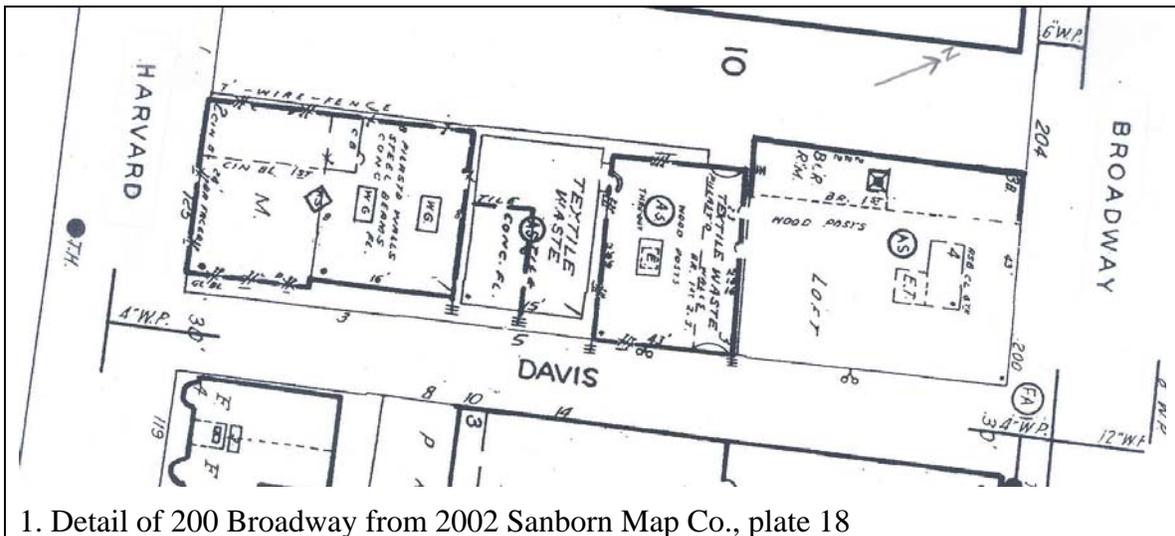
I. Location and Economic Status

A. Address, Parcel Number and Zoning

The property at 200 Broadway is located on the south side of Broadway at the corner of Davis Street. The building sits on a lot (Map 42 / Lot 33) that measures approximately 12,082 square feet.¹ The lot frontage is 80', the rear dimension is 70', and the lot is approximately 154' deep. The most recent deed, dated May 5, 2005, is recorded in the registered property book 1300, page 23 of the Middlesex South Registry of Deeds.

The assessed value for the land and buildings according to the FY06 Assessor's Department online property database is \$1,836,200. The property is zoned Industrial A-2, with a Floor Area Ratio (FAR) limit of 2.75 for all permitted uses except institutional and dormitory, which have a FAR of 4.0. The zone calls for a height limit of 70 feet, and does not have a minimum on square footage per dwelling unit. The zone is characterized as a light industrial district, which permits a broad range of industrial activity, subject to stringent regulations. The Industry A-2 district is also a "light" industrial district permitting a limited amount of manufacturing uses, warehouses and all retail and office uses. Convenience retail and limited residential uses are also permitted.

The assessed gross floor area of the buildings is 45,536. This total includes the original three-story building that fronts Broadway (96' x 79'), a three-story rear brick addition (70' x 53'), and a one-story storage shed, originally a stable (60' x 48'). See building plan from Sanborn map below.



1. Detail of 200 Broadway from 2002 Sanborn Map Co., plate 18

¹ The lot square footage and lot depth have been adjusted to factor into account the May 10, 2006 sale of 70' x 46' parcel, on which the storage shed is situated, from 200 Broadway, LLC to CASCAP Realty, Inc., which is recorded at the Middlesex South Registry of Deeds in Registered Property Book 1319, Page 198. The lot square footage and lot depth also include the approximately 14' x 80' area that is the portion of Dickinson Street that passes between the front frame building and the brick addition. This area is also included in the square footage of the land per the assessor's database.

The storage shed/stable and the land on which it is situated were sold to CASCAP, Inc. in January 2006. When the square footage of the storage shed is subtracted from the total, the adjusted gross floor area is 42,656. These calculations include currently unoccupied basement floor area in the original building, and finished upper stories in the original building and the 1916 addition. The original building is approximately 38 feet tall, not counting the elevator and mechanical penthouses on the roof. An unofficial calculation indicates that if this floor area were counted in FAR calculations on the 12,082 square foot lot, the FAR would be approximately 3.53, which is above the 2.75 ratio allowed by zoning and thus indicates little potential for additions to the existing building.

B. Ownership and Occupancy

The property is owned by the 200 Broadway LLC. Chris Cassel and Brooke Fletcher are the proprietors of the Garment District, a bulk and vintage clothing store that has occupied the building since the 1980s. The 200 Broadway LLC purchased the building from Bruce and Gail Cohen in May of 2005. In January of 2006, the Garment District sold the storage shed to CASCAP, a non-profit affordable housing organization. CASCAP intends to develop an affordable housing complex on the site, which will require the demolition of 125 Harvard Street and the storage shed.²

The front building on the property was originally constructed as a soap factory for Lysander Kemp & Sons, who had the brick addition built in 1916 and occupied the premises until the early 1940s. After the soap company failed, the property retained its manufacturing use after World War II as a printing company and textile waste company until the Garment District began operations in the 1980s. The building is still occupied by the Garment District, which has retail space and administrative offices on the first and second floors, and office/warehouse/shipping space on the third floor. The basement currently serves as a general storage area.

C. Area Description

200 Broadway stands on the south side of Broadway at the corner of Davis Street, in a dense section of Cambridgeport just west of Kendall Square and northwest of the Massachusetts Institute of Technology (MIT). The area is characterized by a variety of residential, commercial, and industrial buildings, ranging from single-story gas stations to high-rise office towers.

The building is directly abutted to the east across Davis Street by 198 Broadway, a multi-tiered, ten-story brick office building that was constructed next to the original 1912 building in 1989. Directly to the north, across Broadway, are a pair of similar office/retail brick structures, each approximately six stories high and both constructed within the past twenty years. Heading further east down Broadway across Portland Street lies Technology Square, a massive complex of large, modern structures with office, lab

² The Executive Director of the Cambridge Historical Commission has indicated that he will not find these structures “significant” under Ch. 2.78 of the City Code, the demolition review ordinance.

and retail space. The central portion of Technology Square, owned by MIT, consists of seven buildings of various heights constructed between 1962 and 2002 that total over 1 million square feet, all situated on a landscaped campus.

Directly west of the building is 210 Broadway, a four-story office building with metal and glass exterior walls constructed in 1999. Further west down Broadway between Moore and Windsor Streets is a mixture of mid-to-late 19th century single- and multi-family houses, some converted to multi-residence apartments, and small commercial buildings. At the southern end of Davis Street at 119 Harvard Street is a four-story, Queen Anne brick row house constructed ca. 1898. Across the street at 108 Harvard Street is Washington Elms, a 16-building apartment complex owned by the Cambridge Housing Authority, constructed as public housing in 1941 and one of the earliest federal housing projects in the country.

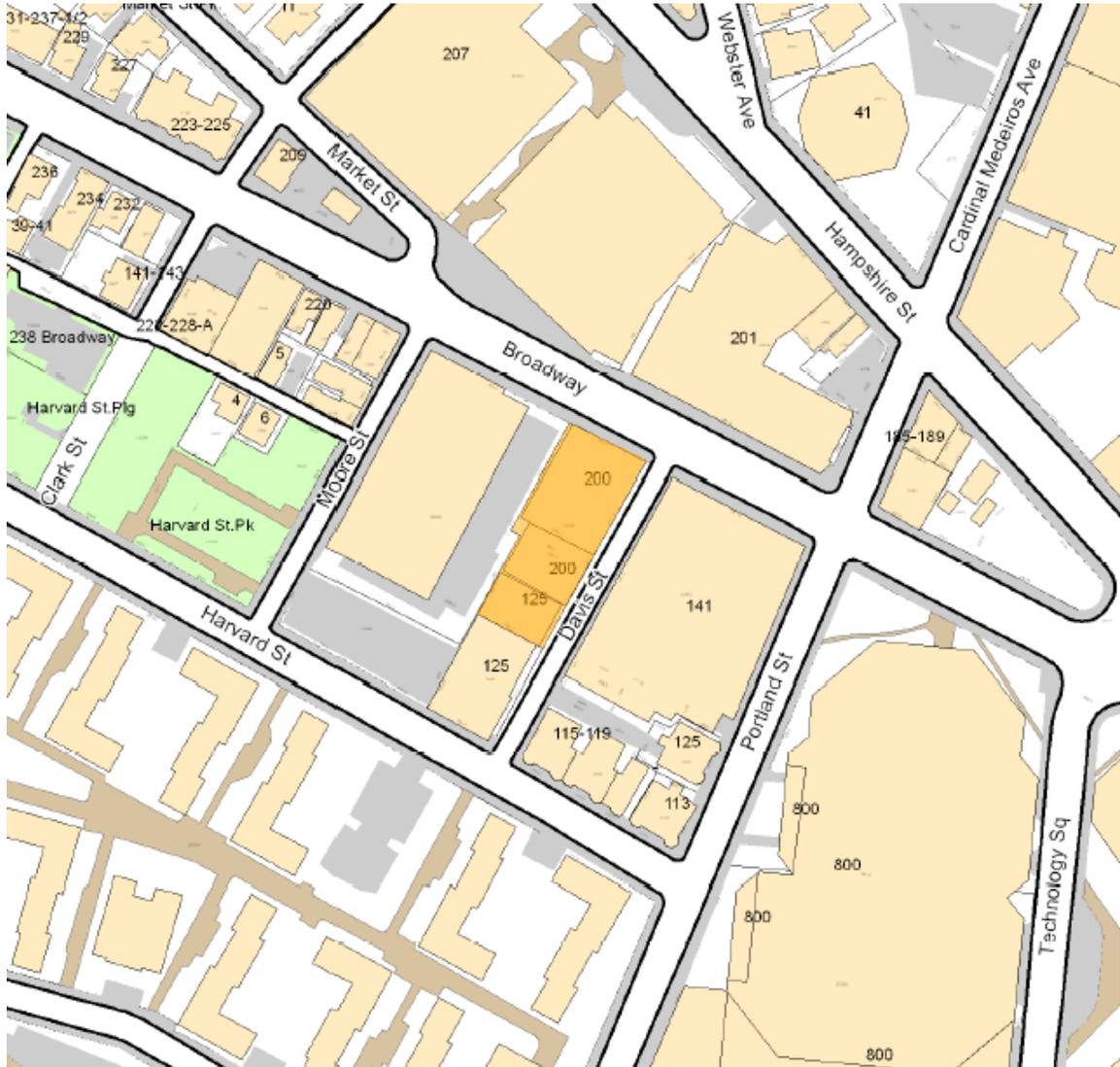
With Broadway serving as a primary artery for the City of Cambridge, traffic conditions in the vicinity of the building are heavy. Smaller side streets such as Davis and Moore serve as quick access points between Broadway and Harvard Street, another well-traveled thoroughfare that stretches from Massachusetts Avenue to Portland Street.

D. Planning Issues

Planning concerns for 200 Broadway relate primarily to the building's age and historic method of construction in a zoning district that allows for large multi-use buildings and its location in a desirable area, where a new building could garner high rents for residential, office, light industrial, or other allowable uses. The zone has a height limit of 70 feet and the Garment District Building measures approximately 38 feet, not including the two small penthouse structures on the roof or the chimney stack. The cost of doing business in this location is high, due to the inherent high cost of real estate in the area the associated tax implications, as well as the maintenance costs for a 113 year-old factory building. However, the building is a survivor in an area that has seen a great deal of demolition and redevelopment already. This is due in part to the success of the Garment District as a retail facility and the commitment of its owners to the building.

The City of Cambridge's escalating housing and office market and the presence of development potential on the site will continue to bear its pressure on the property to be developed to its fullest extent. Last fall, in response to the intent of one of the then co-owners to sell the building for redevelopment, a request to initiate a landmark designation study came from City Councilor Brian Murphy at a Cambridge Historical Commission meeting on September 8, 2005. The Cambridge Historical Commission voted to initiate landmark designation proceedings on October 6, 2005. Since that time, the ownership issues have been resolved and it is not the current owner's intent to sell the building.

E. Map



2. Property Map of 200 Broadway, City of Cambridge GIS, August 15, 2006

II. Description

A. Type and Use

200 Broadway is a heavy wood frame structure that was built to accommodate soap manufacturing operations. It maintained its manufacturing use well into the twentieth century as a printing company, bronze foundry, and textile waste company. The textile waste company was a predecessor of the Garment District, which began its retail operations in the 1980s and continues in operation today.

B. Physical Description

The main block of the complex, built in 1893, consists of a three-story wood frame structure five bays wide across the front and eight bays deep along Davis Street. The two westernmost bays were constructed of brick to house the two boilers and a large chimney in a more fire-resistant structure. The cornice on the front of the building is continuous and is ornamented with simple paired brackets. The bay spacing and fenestration are identical on both the Broadway and Davis Street elevations, and the original windows have 12-over-12 double-hung wood sash. Photographs taken before the asphalt siding was installed show that the exterior was originally covered with clapboards, with little other detail except for the presence of narrow corner boards. An interesting feature of the building is its tall brick chimney, a relatively rare survivor. It appears structurally sound and the pointing is well maintained.

The condition of the 1893 building appears to be fair, although there is deterioration and deflection along the Davis Street façade, as well as several patched areas of newer asphalt siding. The foundation along this façade has a slight outward shift and several areas have been repaired. The exterior of the foundation consists of both concrete and brick materials, while the interior of the foundation walls reveal granite and ledge stone. The two bay wide brick wall on the Broadway façade has considerable need of repointing.

In 1916, a 70' x 53' brick addition was constructed at the rear of the timber building. It is a three-story brick structure with brick pilasters and spandrels, three bays wide on Davis Street and four bays wide across the rear. It is of masonry bearing wall construction. The window openings retain their original steel factory sash. The 1916 addition was built to bridge over the public right of way of Dickinson Street on the 2nd and 3rd floors, with the 1st floor kept open for access and loading purposes. Dickinson Street once extended from Davis Street, crossing Moore and Clark streets and turning to intersect with Broadway. The portion between Moore and Davis streets is now inaccessible. The passageway through the brick building for Dickinson Street is now closed by roll-up garage doors on the Davis Street end and a concrete block wall with a fence on the opposite end of the building.

The condition of the 1916 addition is fair, though it demonstrates the effects of much deferred maintenance. There are numerous areas of spalling brick, either due to inferior brick, inadequate repointing, or freeze and thaw conditions. The Davis Street elevation

has steel lintels exhibiting significant rust jacking, and there are large cracks through the brick on the parapet wall. The west elevation has two openings on the second floor that are filled in with concrete blocks – these openings once served as a connector to a furniture factory at 204 Broadway which was demolished in 1977. There is also a significant amount of roofing tar seeping through the brick at the rear corner of this façade.

The carriage shed-turned-storage building was constructed in 1889 and survived the fire of 1893 that destroyed the previous Lysander Kemp & Sons soap factory. It has a timber frame and a gable roof, with the side of the gable facing the street. It is in very poor condition and was purchased by CASCAP in 2006 for redevelopment along with the building at 125-127 Harvard Street.

C. Current Photographs



3. 200 Broadway (built 1893), front elevation. Photo by Sarah Burks, August 2006.



4. 200 Broadway, western two bays of front façade constructed of brick for housing the boilers and chimney. Photo by Sarah Burks, August 2006.



5. Davis Street. On the right is the 1916 brick factory addition behind 200 Broadway and on the left is the 1889 stable/storage building that predates the factory buildings. Photo by Sarah Burks, August 2006.

III. History of the Property

A. Historic Development Patterns

1. Ownership and Deed History of the Property

With the opening of the West Boston Bridge in 1793, land became more valuable in northeastern Cambridgeport. Royal Makepeace, a local entrepreneur and promoter of Cambridgeport as a major seaport, owned several tracts near the causeway that led to the bridge (now Main Street) and further inland. Along with several partners, Makepeace established the early streets around Broadway and Harvard Street. By the early 1800s, small brick buildings were being constructed on these streets in response to growing commercial activity.

It was during this initial phase of commercial development that Makepeace sold a tract of land at the corner of Broadway and Davis streets to Montgomery R. Bartlett in 1807 (Middlesex South Book 172/Page 259). The property subsequently changed hands several times over the next few decades before Major W. Brown, a soap boiler, purchased the 100' x 80' lot from Joseph Gass in 1839 (Book 380/Page 23). This was the first record of the property being associated with soap making.

Brown manufactured soap on the site until 1855, when he sold the lot and "buildings thereon" to Lysander Kemp (Book 700/Page 404). Lysander Kemp & Sons became a well-known soap making manufacturer over the next few decades, and expanded the operations on the site several times to incorporate the growing business. Kemp purchased a smaller lot at the corner of Dickinson and Davis streets, behind the principal lot, from James H. Davis in 1889 (Book 1936/Page 256). After the devastating fire in 1893, Kemp re-built his factory on the same site. The business expanded again in 1916, when Lysander Kemp & Sons Co. constructed a rear brick addition to the building.

The property remained in the Kemp family until it was sold to the George E. Marsh Company in the early 1930s (City of Cambridge Assessor's Database). Marsh continued soap manufacturing on the site until Jeanne Moss purchased the lots in 1942 (Registered Land Book 347/Page 529). Moss' acquisition of the property marked the end of soap production in the buildings, as her Certificate of Title stated that the property "shall never be used for a melting or rendering establishment."

In 1944, the property was acquired by Max Cohen (Registered Land Book 366/Page 133), and remained in the Cohen family until 2005 when it was purchased by 200 Broadway, LLC (Registered Land Book 1300/Page 23). In May of 2006, 200 Broadway, LLC sold the rear portion of the property on which the storage shed stands to CASCAP Realty, Inc. (Registered Land Book 1319/Page 198).

2. Development History of Parcel and Surroundings

Prior to 1800, Cambridgeport was a lightly-inhabited farming community that looked west toward Old Cambridge. While agricultural activity dominated the higher dry ground, marshes and mud flats extended along the edges of the Charles River and inland. With the construction of the West Boston Bridge in 1793 (where the Longfellow Bridge now stands), there was direct access to present-day Kendall Square from Boston. Cambridgeport soon developed as a residential suburb and as a commercial link between Boston and the long-standing farming communities.

Cambridgeport was declared a United States port of delivery in 1805, which contributed to the original canal-oriented street and building lot pattern. Two major thoroughfares, Broadway and Hampshire Street, connected the active port area to the inland towns of Cambridge. However, Cambridgeport failed to live up to its potential as a great commercial city, and subsequently evolved into a Boston-oriented commercial suburb, thanks in part to a boom in manufacturing activity in East Cambridge. Small-scale manufacturing, such as confectionary and box-making, was predominant in Cambridgeport during the early to mid-1800s.

Like many towns in the Boston area, late-19th century industrialization changed the face of Cambridgeport. Street railway service, the elimination of bridge tolls, and the advent of the steam railroad all had an impact on industrial growth. With an abundance of cheap land and immigrant labor, along with better transportation, Cambridgeport became a popular destination for large industrial firms and skilled laborers. A population boom soon followed, with an average of 10,000 new residents every ten years after 1855.

One of the first industrial pockets was formed along the dry land from Main Street to north of the Broad Canal. It was in this area where Lysander Kemp settled and began his soap manufacturing business. By the early 1900s, there were several soap factories in the vicinity, including the Davis Soap Works at 204 Broadway and the Lever Brothers factory at 192 Broadway. The Davis-Portland-Brewery streets area had been established as a soap-making center. With other manufacturing taking hold nearby, such as iron foundries, rubber companies, and piano making, industrial activity was flourishing along this section of Broadway at the turn of the century.

The area saw substantial change in the early to mid-20th century. The automobile and subway re-shaped residential patterns in Cambridgeport, while the trucking industry replaced the need for railroad service and helped establish more centralized commercial development. Industrial output and manufacturing employment decreased considerably, and Kemp's soap factory went out of business by around 1941. Changes in land use impacted the area as well – the construction of public housing projects in the 1930s and 1940s incorporated two full city blocks just south of 200 Broadway, in an attempt to clear slums and create modern housing for low-income families. The Massachusetts Institute of Technology built Technology Square in the early 1960s, a collection of high-rise buildings that cleared a significant portion of the original industrial structures along Broadway, Portland, and Main streets. By the 1970s, a few historic buildings retained their manufacturing use on a more modest scale, but many had been demolished to make way for larger office and residential structures.

IV. Significance of the Property

A. Historical Significance

Soap-making was one of the first major industries in Cambridgeport. Nathaniel Livermore established the earliest factory in 1804 on Main Street near Columbia Street, and Charles Valentine had a large soap manufacturing company in 1828 on the corner of Valentine and Pearl Streets. The Davis family became the leader of the soap-making industry by the 1830s. Curtis Davis set up a factory at the corner of Broadway and Davis Street in 1835, while Isaac and Eliphalet Davis were manufacturing soap in nearby factories by the 1840s. Lever Brothers took over the Davis family soap operations around the turn of the century.

There was a close relationship between several of these soap making families. Lysander Kemp was born in Vermont in 1821 and probably moved to Cambridgeport by the mid 1840s. He married Laura Green of Waterford, Vermont in 1846. Martha Kemp (relationship to Lysander not known) of Pomfret, Vermont married Curtis Davis in 1835. Hope Kemp (relationship not known) married Alexander Dickinson in 1839. Davis and Dickinson were older than Kemp by a few years, having been born in 1814 and 1817 respectively. All three of these men were involved in soap manufacturing on or near the site of 200 Broadway in the mid nineteenth century.

By 1847, Lysander Kemp was doing business as Kemp & Davis at a soap factory off Lincoln Street, around the corner from his house at the corner of Windsor and Harvard streets. In 1850, the U.S. Census listed him as a soap maker with his wife Laura, two children, a sister-in-law, and two employees. He moved his family to a house on Broadway at the corner of Davis Street in 1855 and operated a backyard soap factory as Kemp & Dickinson. In 1856, he founded his own firm and expanded operations at the Broadway site.

The firm expanded steadily until Kemp's original plant burned in 1893, at which point it was rebuilt with the present heavy wood frame structure at the corner of Broadway and Davis Street. The two main factory buildings were heavily constructed to accommodate the manufacture of soap, which entailed refining fat and animal wastes by boiling them in large kettles. This operation was conducted with three rendering tanks in the basement and six large kettles on the first floor, heated by two large boilers. Liquid soap was pumped to the second floor to be dried and cut into cakes, and the finished product was stored on the third floor and on all three floors of the 1916 addition. The firm maintained its own wagons (and later trucks) for shipments and local deliveries. Around the time of the First World War, Lysander Kemp advertised that it sold washing powder, natural soap chips, and soap stocks, and made a specialty of serving hotels and restaurants.

Lysander Kemp retired in 1892 and died in 1905, but his sons, Horace and James, carried on the business as Lysander Kemp & Sons. In 1894 there were six operating soap works in Cambridge that employed about 300 workers. By the 1930s, there were over a dozen soap manufacturers. The Broadway-Portland Street intersection was the heart of soap

production in Cambridgeport, and Kemp's factory was a major contributor to the industry. After Lysander Kemp & Sons went out of business around 1941, the building was successively occupied by a dog food manufacturer, the Cambridge Printing Company, a bronze foundry, and the Harbor Textile Waste Company, a predecessor of the Garment District.

Max Cohen, who operated a raincoat manufacturing business at 16 Albany Street, acquired 200 Broadway in 1944. The Harbor Textile Waste Company was operated by Sidney and Leon Cohen, residents of Waltham and Boston respectively. Old clothes were processed into textile waste and used as wiping cloths as an industrial product. Some of the raw material turned out to be more profitable to sell as second hand clothes, and a Dollar-A-Pound business started up at the site. It was this Dollar-A-Pound business that was supplemented by retail sale of individual pieces by the Garment District, Inc. in 1986. The clothing sales began to outsell the industrial rags at a time when manufacturing businesses were relocating outside the city. The textile waste company relocated to South Boston, and the retail business took over the entire building. Of the millions of pounds of clothes that come through the business each year, a small percent is selected for individual sale in the store; other items continue to be sold for a dollar per pound. Other clothes are shipped in bulk to developing countries, while damaged or soiled clothes are sent to a shoddy mill, where they are processed and used for industrial purposes. Christopher Cassel, the President of The Garment District, Inc., is a resident of Somerville.

B. Architectural Significance

Lysander Kemp's original factory was a two-story, wood frame building with a three-story ell. After the destructive fire of 1893 gutted the factory building, Kemp rebuilt on the same site. Luckily, the fire was contained to the building in which it started and did not spread to the stable or to Davis' soap factory just to ten feet to the west. Kemp's new timber framed factory was three stories tall and was built to bear loads of over 250 pounds per square foot – a testament to the high level of soap production in the building and the desire that the new building be as sturdy and fire resistant as possible (a heavy timber frame would be very slow to burn). The two-bay brick portion of the building on the west side was constructed to house the engine/boiler room. This brick portion was also built in 1893 but was originally only 1 story. It was expanded to a full three stories in 1903.

In 1916 the firm built a three-story brick addition that bridged Dickinson Street. The carriage shed on Davis Street, which pre-dated the fire, was later adapted for use as a storage building. In 1921, the firm built a brick garage on Davis Street near the corner of Harvard Street, but this is no longer part of the same property.

V. Relationship to Criteria

A. Article III, Chapter 2.78.180 a.

The enabling ordinance for landmarks states:

The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of its period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures . . .

B. Relationship of Property to Criteria

The building is significant under Criterion 1 as the only remaining known structure in Cambridge associated with soap manufacturing, which was formerly one of Cambridge's largest industries. The other major factories such as Curtis and Davis and Lever Brothers have been demolished and their sites redeveloped.

The building is also significant under Criterion 2 for its design and method of construction associated with heavy manufacturing. It was reported to have been constructed with a floor loading of up to 250 pounds per square foot. This is a measure of the weight that the floor can carry, thus indicating the durability of the structure. For comparison, the current guidelines of the State Building Code for "uniformly distributed live loads" range from 30-40 lbs/sq ft for 1 and 2 family dwellings to 150 lbs/sq ft for heavy manufacturing. This type of construction is very rare. This is the only known surviving timber-framed, wood clad manufacturing building of its kind in Cambridge.

VI. Recommendations

A. Article III, Chapter 2.78.140

The purpose of landmark designation is contained in the enabling ordinance, which is to:

preserve, conserve and protect the beauty and heritage of the City and to improve the quality of its environment through identification, conservation and maintenance of . . . sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; [and] to foster appropriate use and wider public knowledge and appreciation of such . . . structures . . .

B. Preservation Options

Landmark designation or donation of a preservation restriction are the only options for the permanent long-term protection and preservation of 200 Broadway. The building is not designated at the local, state, or federal level, nor is it within the boundaries of a local, state, or national historic district. No plans are underway for historic district or neighborhood conservation district study in the area surrounding the property.

C. Staff Recommendation

It is the staff recommendation that the Commission find that 200 Broadway meets the criteria for landmark designation and vote to recommend that the City Council designate the property as a protected landmark under Article III, Chapter 2.78.

VII. Standards and Criteria

A. Introduction

Under Article III, the Historical Commission is charged with reviewing any construction, demolition or alteration that affects the exterior architectural features (other than color) of a designated landmark. This report describes exterior architectural features that are among the characteristics that led to consideration of the property as a landmark. Except as the order designating or amending the landmark may otherwise provide, the exterior architectural features described in this report should be preserved and/or enhanced in any proposed alteration or construction that affects those features of the landmark. The standards following in paragraphs B and C of this section provide specific guidelines for the treatment of the landmark described in this report.

B. General Standards and Criteria

Subject to the review and approval of exterior architectural features under the terms of this report, the following standards shall apply:

1. Significant historic and architectural features of the landmark shall be preserved.
2. Changes and additions to the landmark, which have taken place over time, are evidence of the history of the property and the neighborhood. These changes to the property may have acquired significance in their own right and, if so, that significance should be recognized and respected.
3. Deteriorated architectural features should be repaired rather than replaced. When replacement of architectural features is necessary, it should be based on physical or documentary evidence.
4. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture, and appearance. The use of imitation replacement materials is discouraged.
5. The surface cleaning of a landmark shall be done by the gentlest possible means. Sandblasting and other cleaning methods that damage exterior architectural features shall not be used.
6. New additions shall not destroy significant exterior architectural features and shall not be incongruous to the historic aspects, architectural significance, or distinct character of the landmark, neighborhood, and environment.
7. New additions should be done in a way that if they were to be removed in the future, the essential form and integrity of the landmark should be unimpaired.

C. Suggested Review Guidelines

1. If the windows are replaced in the front wood building, the original fenestration pattern of 12-over-12 wood double-hung sash should be used. If the windows are to be replaced in the rear brick addition, a suitable replacement for the steel factory sash should be found, which might include aluminum sash if the pattern of lights and thinness of the muntins could be substantially matched. If original or historic window openings that are presently closed off are proposed to be re-established, that work should be encouraged.
2. If the existing asphalt shingle and other various siding materials are proposed for replacement, the original clapboard cladding and cornerboard trim details should be repaired and or replaced in kind.
2. If the front door is altered for improved accessibility, which current codes encourage, the design should remain simple, as is characteristic for this factory building, and not be overly embellished.
3. Contractors engaging in masonry cleaning, repairs, waterproofing or pointing should take care to match the original bricks, mortar, and joint profile, and may not proceed without owner and Commission approval of a sample of the proposed work.
4. Signs should be consistent with the character and use of the building. Existing signs from previous occupants are evidence of the property's history and varied use. These signs should be preserved in place.
5. If the former Dickinson Street passageway is re-opened or should the garage doors be replaced or the concrete block wall and fence on the north side be redesigned, the design should maintain the general dimensions of the former roadway and be an easily reversible alteration.
6. If the cinder block masonry that closes off the former openings between the brick north wall of 200 Broadway and the former factory building at 204 Broadway are to be removed, a suitable window or wood door should be installed in its place.

VIII. Proposed Order

ORDERED:

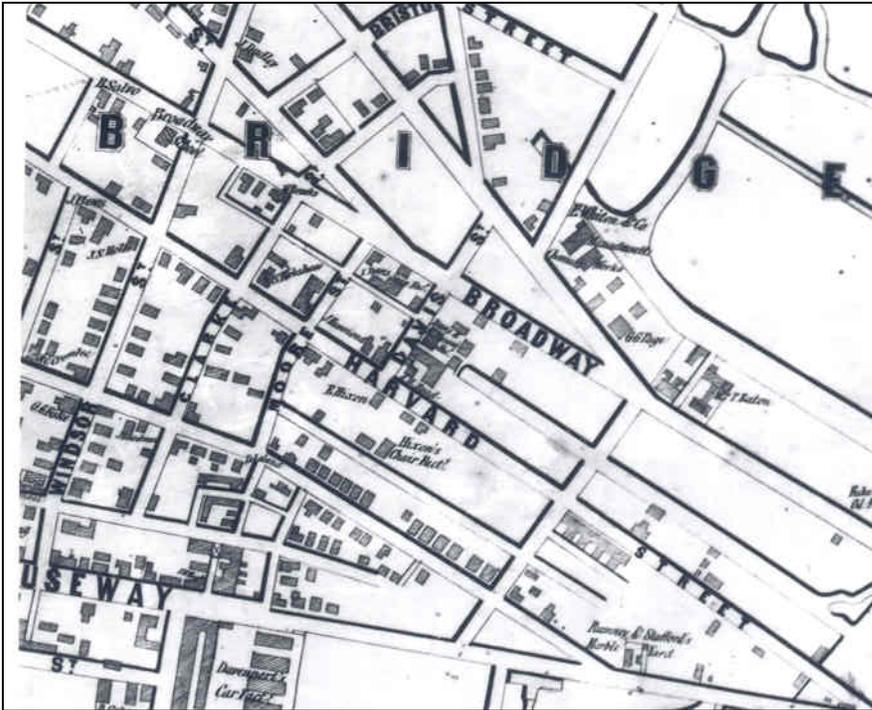
That the Garment District buildings, originally the Lysander Kemp & Sons soap factory, at 200 Broadway be designated as a protected landmark pursuant to Chapter 2.78, Article III, Section 2.78.180 of the Code of the City of Cambridge, as recommended by vote of the Cambridge Historical Commission on _____. The premises so designated is defined as parcel 42 of assessor's map 33 and recorded in registered land book 1300, page 23, of the Middlesex South Registry of Deeds.

This designation is justified by the important architectural and historical associations the building embodies as a locally rare and intact example of a heavy timber-framed industrial building, constructed in 1893, with its 1916 brick addition, and for its associations with soap manufacturing, once one of the largest industries in Cambridgeport and an industry for which no other extant building examples are known to exist in Cambridge. The building is also historically and architecturally significant in terms of its period, style and method of construction associated with heavy manufacturing.

The effect of this designation shall be that review by the Cambridge Historical Commission and the issuance of a Certificate of Appropriateness, Hardship or Non-Applicability shall be required before any construction activity can take place within the designated area or any action can be taken affecting the appearance of 200 Broadway that would in either case be visible from a public way. The Commission shall not consider and shall have no jurisdiction over interior features or improvements, nor any portion of the buildings not visible from a public way. The Commission shall not make any recommendation or requirement except for the purposes of preventing alterations that would appear to be incongruous with the historical aspects or other architectural characteristics of the building.

In making determinations, the Commission shall be guided by the terms of the landmark designation report, and by Section VII, Standards and Criteria, and by the applicable sections of Chapter 2.78, Article III, of the Cambridge Municipal Code.

IX. Historic Photographs and Maps



6. Map of the City of Boston and Immediate Neighborhood by H. McIntyre, 1852. Map shows the original extent of Dickinson Street (not labeled) from Davis Street to Broadway.



7. View looking west down Broadway, 1944. 200 Broadway is on the left, center building. Shows building before artificial siding. Cambridge Historical Commission photo.

CAMBRIDGE [1914] DIRECTORY 3

LYSANDER KEMP & SONS

Manufacturers of

FAMILY and SHIPPING SOAPS

**Hotel and Restaurant Trade
A Specialty**

Washing Powder and
Natural Soap Chips.

Dealers in Soap Stocks

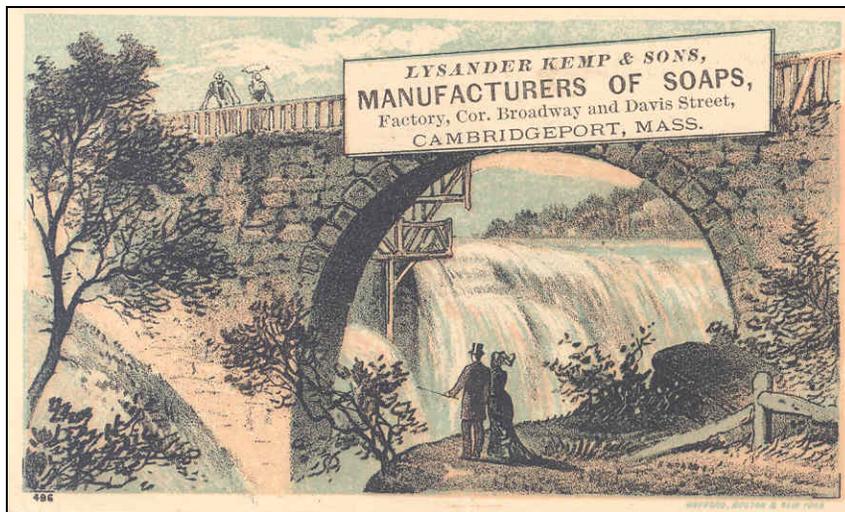
Factory, corner Broad-
way and Davis Street
Cambridgeport

HORACE G. KEMP JAS. H. KEMP

Telephone Connection



8. Lysander Kemp & Sons advertisement in the 1914 Cambridge Directory.



9. Lysander Kemp & Sons postcard or label. Cambridge Historical Commission.

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& CONTEMPORARY CLOTHING

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saturday: 10-5

... (near Kendall)
200 Broadway, Cambridge, MA 02139, 876-5230

10. Garment District advertisement poster, ca. 1986.
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